

## PLANNING COMMISSION MEETING MINUTES

On this the 15th day of July 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

### STAFF PRESENT

Susan Euton	Councilor, District No. 2
Charles A. Kalkomey	Jones & Carter, Inc.
Janet Eder	Secretary II

### OTHERS PRESENT

Thomas Juarez	Owner/Developer, Richwest Investors, LLC (Reading Road Office Park)
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### CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:00 p.m.

### AGENDA

#### 1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JUNE 17, 2015.

**Action Taken:** Commissioner Casias moved, seconded by Vice Chairperson Phipps, to approve the minutes of the Regular Planning Commission Meeting of June 17, 2015, as written. The motion carried by a vote of five "ayes" and one abstention. **AYES:** (Chairperson Pavlovsky, Vice Chairperson Phipps, and Commissioners Poldrack, Casias and Urbish). **ABSTENTION:** (Commissioner Parsons).

#### 2. HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF READING ROAD OFFICE PARK REPLAT NO. ONE, A TOTAL OF 0.3756 ACRES BEING A REPLAT OF LOT 13, READING ROAD OFFICE PARK IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS RECORDED UNDER FORT BEND COUNTY PLAT NO. 20110006; 2 LOTS, 1 BLOCK, 0 RESERVES.

**Executive Summary:** The Short Form Final Plat of Reading Road Office Park Replat No. One is a replat of Lot 13, Reading Road Office Park in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas recorded under Fort Bend County Plat No. 20110006. The Plat consists of 0.3756 acres.

Because this is a replat of a previous subdivision, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

Chairperson Pavlovsky opened the public hearing at 4:03 pm. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:04 pm.

#### 3. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF FORT BEND COUNTY MUD NO. 184 LIFT STATION SITE, A SUBDIVISION OF 0.15 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56, FORT BEND COUNTY, TEXAS; 1 BLOCK, 1 RESERVE.

**Executive Summary:** The Final Plat of Fort Bend County MUD No. 184 Lift Station Site is a proposed lift station site for Fort Bend County MUD No. 184, or Stonecreek Estates. The site consists of 0.15 acres and is centrally located

within the development.

The Planning Commission approved the Preliminary Plat of the Fort Bend Count MUD No. 184 Lift Station Site on May 20, 2015. The proposed Final Plat is consistent with the approved Preliminary Plat and is in conformance with City ordinances. Off-site easements will be recorded and instrument numbers added before Final Plat approval by City Council. It is recommended that the Planning Commission recommend approval to City Council of the Final Plat of Fort Bend County MUD No. 184 Lift Station Site.

**Key Discussion:**

- Mr. Kalkomey presented the item and reviewed the Executive Summary.

**Action taken:** Commissioner Parsons moved, seconded by Commissioner Casias to recommend approval to City Council of the Final Plat of Fort Bend County MUD No. 184 Lift Station Site, a subdivision of 0.15 acres of land out of the Wiley Martin Survey, A-56, Fort Bend County, Texas; 1 block, 1 reserve. The motion carried unanimously.

**4. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF FORT BEND COUNTY MUD NO. 184 WASTEWATER TREATMENT PLANT SITE, A SUBDIVISION OF 4.13 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS; 1 BLOCK, 1 RESERVE.**

**Executive Summary:** The Final Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site is a proposed wastewater treatment site for Fort Bend County MUD No. 184, or Stonecreek Estates. The site consists of 4.13 acres and is located on the south side of the development.

The Planning Commission approved the Preliminary Plat of the Fort Bend Count MUD No. 184 Wastewater Treatment Plant Site on May 20, 2015. The proposed Final Plat is consistent with the approved Preliminary Plat and is in conformance with City ordinances. Off-site easements will be recorded and instrument numbers added before Final Plat approval by City Council. It is recommended that the Planning Commission recommend approval to City Council of the Final Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site.

**Key Discussion:**

- Mr. Kalkomey presented the item and reviewed the Executive Summary.

**Action taken:** Commissioner Parsons moved, seconded by Commissioner Casias to recommend approval to City Council of the Final Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site, a subdivision of 4.13 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 1 block, 1 reserve. The motion carried unanimously.

**5. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF READING ROAD OFFICE PARK REPLAT NO. ONE, A TOTAL OF 0.3756 ACRES BEING A REPLAT OF LOT 13, READING ROAD OFFICE PARK IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS RECORDED UNDER FORT BEND COUNTY PLAT NO. 20110006; 2 LOTS, 1 BLOCK, 0 RESERVES.**

**Executive Summary:** The Short Form Final Plat of Reading Road Office Park Replat No. One is a replat of Lot 13, Reading Road Office Park in the James Lowery 1/3 League, A-275, City of Rosenberg Fort Bend County, Texas recorded under Fort Bend County Plat No. 20110006. The Plat consists of only 0.3756 acres.

The original plat was recorded in 2011 and the developer now proposes to subdivide one of the existing lots into two (2). There is not an issue with the lot size (with it being commercial, not residential) or anything else in conflict with City ordinances. It should be noted that to have a three-foot (3') interior building line, a firewall will be required. However, this is not uncommon in the development; there are other lots with 3' building lines. A minimum ten-foot (10') building line is generally required (for commercial buildings) to not have a firewall per the International Building Code (IBC).

Also of note is that the development, per an agreement established in 2010, requires the installation of a traffic signal at Reading Road and Town Center Boulevard, which is partially funded by the City. The developer has submitted a request to City Council to delay the signal installation until Phase II of the development. This is tentatively scheduled to go before Council on July 21, 2015 and should be settled before Final Plat approval by Council at a subsequent meeting. The signal is tied to certificates of occupancy, not platting.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Reading Road Office Park Replat No. One.

**Key Discussion:**

- Mr. Kalkomey presented the item and reviewed the Executive Summary.
- Mr. Kalkomey stated that the original plat was recorded in 2011 and that the developer proposed to subdivide one of the existing lots in to two. The Reading Road Office Park is located across from the Rosenberg Fire Station. Access points to the Reading Road Office Park are common and maintained. Mr. Kalkomey stated that per a development agreement, a traffic signal was required at Reading Road and Town Center Boulevard, which is scheduled to go before City Council on July 21, 2015. Installation of the traffic signal will be delayed until Phase II of the development per the developer's request.
- Mr. Kalkomey stated that the Rosenberg Development Corporation (RDC) has funded one-half of the traffic signal expense and the developer has funded the remaining half. The traffic signal is tied to a Certificate of Occupancy, not platting, and it conforms to regulations.
- Chairperson Pavlovsky inquired about the traffic signal location.
- Mr. Kalkomey replied that the traffic signal would be located at Reading Road and Town Center Boulevard.
- Chairperson Pavlovsky introduced Mr. Thomas Juarez and asked that he state his name and address.
- Mr. Thomas Juarez, 5702 Fourth Street, Katy, Texas 77493.
- Commissioner Poldrack stated that he has reservations concerning parking space at Reading Road Office Park and inquired if parking would be an issue as a result of this development.
- Mr. Kalkomey stated that parking was based on the facility.
- Commissioner Poldrack stated that parking space was based on the building size.
- Mr. Kalkomey stated that parking space at Reading Road Office Park does not appear to be an issue. Mr. Kalkomey stated that no changes have been made to the traffic study, however, the City may need to reconsider traffic later.
- Commissioner Poldrack stated that parking does not seem to be an issue in the future.
- Commissioner Parsons inquired about parking issues.
- Mr. Juarez replied that Reading Road Office Park does not include any retail space.
- Commissioner Poldrack inquired if adequate parking would be available at Reading Road Office Park since the development included two phases.
- Mr. Kalkomey replied that the overall parking space looked good. A similar concept was developed in Katy and parking was adequate.
- Commissioner Urbish stated that based on the mix of occupants, parking space should be sufficient.
- Commissioner Parsons replied that mixed parking is possible.
- Chairperson Pavlovsky stated that a local business, (La Casona) recently experienced a big problem with parking issues and possibly other factors as well. La Casona has since relocated to another location to better accommodate these needs.
- Chairperson Pavlovsky inquired if the traffic signal would be phased back to Section Two.
- Mr. Juarez stated that Section One includes 17 retail office spaces and Section Two includes 20 retail offices spaces.

**Action taken:** Commissioner Parsons moved, seconded by Commissioner Casias to recommend approval to City Council of the Short Form Final Plat of Reading Road Office Park Replat No. One, a total of 0.3756 acres being a replat of Lot 13, Reading Road Office Park in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas recorded under Fort Bend County Plat No. 20110006; 2 lots, 1 block, 0 reserves. The motion carried unanimously.

**6. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.**

**Executive Summary:** This item allows the Planning Commission the opportunity to request that items be placed on future items.

**Key Discussion:**

- Commissioner Poldrack inquired about the comparison of housing standards.
- Mr. Kalkomey replied that setbacks and landscaping may vary, but building standards do not.
- Commissioner Parsons stated that the object of establishing building standards was to attract more businesses to the area.
- Commissioner Poldrack inquired if the City could enforce building standards.
- Commissioner Parsons stated that the City has not properly enforced building standards.
- Chairperson Pavlovsky stated that City building standards have not been in effect long enough to signify

a change.

- Commissioner Casias stated that Avenue I, past Stripes convenience store had been well maintained, however, the area where Stripes is had not. There is not any landscaping.
- Commissioner Parsons inquired about thoroughfares.
- Mr. Kalkomey discussed the area located along FM 2218.
- Commissioner Urbish stated that building standards were not established for the FM 2218 area.
- Mr. Kalkomey stated that signage was consistent in the area.
- Commissioner Poldrack stated that unelected individuals are making decisions for the City, rather than elected officials.
- Chairperson Pavlovsky requested that a future Agenda item include an ordinance for residential redevelopment along Avenue H, whereby individuals would have the opportunity to address proposed changes.
- Councilor Euton mentioned the business incentives and receipt of points for making improvements. The City does not have any more funds allocated at this time.

***No action taken.***

**7. ANNOUNCEMENTS.**

There were no announcements.

**8. ADJOURNMENT.**

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:27 p.m.

  
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Janet Eder  
Secretary II